

Westfield

May 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	419 Edgewood Avenue	Colonial	3	1.1	31	\$579,000	\$579,000	\$570,000	98.45%	\$580,500	0.98
2	515 Trinity Place	TwnIntUn	2	2.0	11	\$499,999	\$499,999	\$575,000	115.00%	\$404,000	1.42
3	423 Edgewood Avenue	Colonial	3	2.0	14	\$689,900	\$689,900	\$741,000	107.41%	\$609,400	1.22
4	1402 Pine Grove Avenue	CapeCod	4	3.0	9	\$650,000	\$650,000	\$750,000	115.38%	\$516,400	1.45
5	16 Bell Drive	SplitLev	3	2.0	15	\$715,000	\$715,000	\$765,000	106.99%	\$627,400	1.22
6	503 N Scotch Plains Avenue	CapeCod	4	2.1	14	\$799,999	\$799,999	\$830,000	103.75%	\$539,700	1.54
7	319 N Chestnut Street	Colonial	3	2.1	6	\$799,990	\$799,990	\$850,000	106.25%	\$550,400	1.54
8	424 Everson Place	Colonial	4	2.1	18	\$849,000	\$849,000	\$850,000	100.12%	\$695,900	1.22
9	811 Coolidge Street	Colonial	3	1.1	13	\$760,000	\$760,000	\$870,000	114.47%	\$671,200	1.30
10	629 Elm Street	Colonial	3	2.1	0	\$850,000	\$850,000	\$925,000	108.82%	\$790,000	1.17
11	551 Washington Street	Colonial	4	3.1	8	\$875,000	\$875,000	\$952,000	108.80%	\$669,500	1.42
12	13 Trails End Court	Colonial	4	2.1	44	\$980,000	\$980,000	\$955,000	97.45%	\$990,100	0.96
13	124 Gallows Hill Road	Colonial	3	2.2	6	\$799,900	\$799,900	\$959,900	120.00%	\$644,200	1.49
14	622 Cumberland Street	Colonial	4	3.1	10	\$930,000	\$875,000	\$1,025,000	117.14%	\$615,300	1.67
15	17 Woodbrook Circle	SplitLev	5	2.1	9	\$925,000	\$925,000	\$1,030,000	111.35%	\$800,500	1.29
16	873 Village Green	SplitLev	4	2.1	10	\$829,000	\$829,000	\$1,053,500	127.08%	\$767,200	1.37
17	345 Tuttle Parkway	Colonial	4	2.1	10	\$950,000	\$950,000	\$1,075,000	113.16%	\$736,600	1.46
18	1034 Seward Avenue	Colonial	4	2.1	9	\$899,000	\$899,000	\$1,080,122	120.15%	\$685,600	1.58
19	882 Fairacres Avenue	Custom	6	3.1	14	\$985,000	\$985,000	\$1,100,620	111.74%	\$779,100	1.41
20	945 Cleveland Avenue	Colonial	4	3.1	19	\$1,249,000	\$1,249,000	\$1,160,000	92.87%	\$745,600	1.56
21	922 Coolidge Street	Colonial	4	2.1	18	\$1,199,999	\$1,199,999	\$1,250,000	104.17%	\$757,000	1.65
22	617 Arlington Avenue	Colonial	4	2.2	5	\$1,125,000	\$1,125,000	\$1,340,000	119.11%	\$999,300	1.34
23	1161 Lawrence Avenue	Colonial	5	4.1	13	\$1,450,000	\$1,450,000	\$1,355,000	93.45%	\$1,470,500	0.92
24	425 Kimball Turn	Colonial	4	4.1	153	\$1,550,000	\$1,499,000	\$1,450,000	96.73%	\$1,194,900	1.21
25	618 Elm Street	Custom	5	3.0	20	\$1,495,000	\$1,495,000	\$1,501,000	100.40%	\$1,004,900	1.49

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26	605 Leigh Drive	Colonial	5	5.1	8	\$1,550,000	\$1,550,000	\$1,550,000	100.00%		
27	408 W Dudley Avenue	Colonial	5	3.2	8	\$1,299,000	\$1,299,000	\$1,600,000	123.17%	\$1,016,400	1.57
28	505 Alden Avenue	Colonial	5	3.3	21	\$1,699,000	\$1,599,000	\$1,625,000	101.63%	\$1,293,700	1.26
29	288 Watchung Fork	Colonial	4	4.1	9	\$1,599,000	\$1,599,000	\$1,650,000	103.19%	\$1,461,600	1.13
30	207 Grove Street	Colonial	6	5.1	8	\$1,450,000	\$1,450,000	\$1,650,518	113.83%	\$1,115,600	1.48
31	739 Crescent Parkway	Colonial	5	3.2	11	\$1,350,000	\$1,350,000	\$1,685,000	124.81%		
32	1 S Wickom Drive	Colonial	6	6.0	21	\$1,499,999	\$1,499,999	\$1,725,000	115.00%	\$1,138,200	1.52
33	5 Sunnywood Drive	Colonial	6	6.0	14	\$1,699,000	\$1,699,000	\$1,820,000	107.12%	\$1,328,200	1.37
34	415 Hillside Avenue	Colonial	5	5.1	1	\$2,600,000	\$2,600,000	\$2,600,000	100.00%	\$1,978,300	1.31
AVERAGE					17	\$1,122,964	\$1,116,905	\$1,203,490	108.79%		1.36

"Active" Listings in Westfield

Number of Units: 44
Average List Price: \$1,245,809
Average Days on Market: 40

"Under Contract" Listings in Westfield

Number of Units: 81
Average List Price: \$1,092,128
Average Days on Market: 25

Westfield 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	46	40	33	22	17								30
List Price	\$925,900	\$978,147	\$919,614	\$902,593	\$1,116,905								\$972,812
Sales Price	\$946,677	\$998,832	\$970,980	\$954,167	\$1,203,490								\$1,023,805
SP:LP%	102.65%	103.04%	104.63%	105.40%	108.79%								105.28%
SP to AV	1.22	1.13	1.23	1.31	1.36								1.27
# Units Sold	22	19	35	30	34								140
3 Mo Rate of Ab	1.28	1.12	1.01	1.48	1.29								1.24
Active Listings	37	27	28	35	44								34
Under Contracts	39	65	68	74	81								65

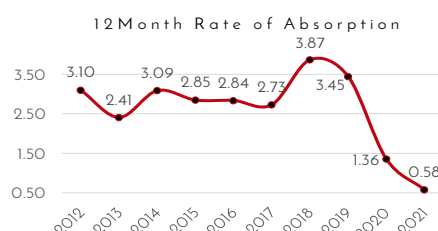
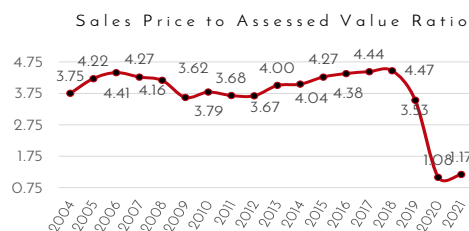
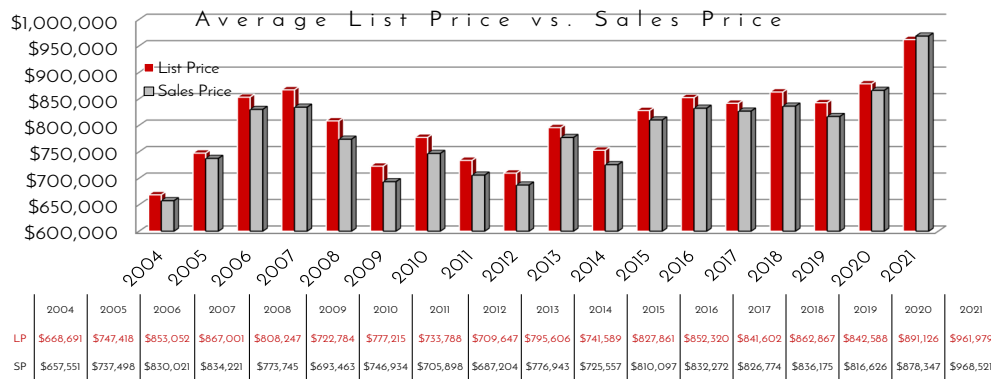
Flashback! YTD 2021 vs YTD 2022

YTD	2021	2022	% Change
DOM	42	30	-28.79%
Sales Price	\$947,070	\$1,023,805	8.10%
LP:SP	100.09%	105.28%	5.18%
SP:AV	1.12	1.27	13.37%



YTD	2021	2022	% Change
# Units Sold	185	140	-24.32%
Rate of Abs 3 Mo	1.54	1.29	-16.23%
Actives	69	44	-36.23%
Under Contracts	114	81	-28.95%

Westfield Yearly Market Trends



Data only available until 2012

Westfield Yearly Market Trends

